

**TOWN OF ARBORG
BY-LAW NO. 2 - 2025**

**Being a By-law of the Town of Arborg to Regulate the Grading of Property and to Establish
Lot Grade Elevations**

WHEREAS Section 232(1) of the Municipal Act states in part

232(1) A council may pass by-laws for municipal purposes respecting the following matters; the safety, health, protection and well-being of people, and the safety and protection of property;

- (e) private works on, over, along or under municipal roads”;
- (f) property adjacent to highways or municipal roads, whether the property is publicly or privately owned;...
- (h) drains and drainage on private or public property;
- (o) the enforcement of by-laws.

AND WHEREAS Section 232(2) of the Municipal Act provides in part a council may in a by-law passed under Section 232:

- (a) regulate or prohibit;...
- (c) establish fees or other charges for services, activities or things provided or done by the municipality...;
- (d) subject to the regulations, provide for a system of licenses, permits or approvals, including any or all of the following:
 - (i) establishing fees, and terms for payment of fees, for inspections, licenses, permits and approvals, including fees related to recovering the costs of regulation,...
 - (iii) prohibiting a development, activity, industry, business or thing until a license, permit or approval is granted

AND WHEREAS Section 236(1) of The Municipal Act provides for the enforcement of by-laws in part as follows

236(1) Without limiting the generality of clause 232(1)(o) (enforcement of by-laws), a by-law passed under that clause may include provisions

- (a) providing for procedures, including inspections, for determining whether by-laws are being complied with; and
- (b) remedying contraventions of by-laws, including
 - (i) creating offences, ...
 - (ii) subject to the regulations, providing for fines and penalties, including the imposition of a penalty for an offence that is in addition to fine or imprisonment, so long as the penalty relates to a fee, rate, toll, charge or cost that is associated with the conduct that gives rise to the offence, or related to enforcing the by-law,
 - (iii) providing that an amount owing under subclause (ii) may be collected in any manner in which a tax may be collected or enforced under this Act.

AND WHEREAS the Council of the Town of Arborg deems it advisable and expedient and in the public interest that proper lot grades be established and maintained on building lots within the Town of Arborg;

AND WHEREAS the Council of the Town of Arborg deems it advisable to ensure that the lot grade is compatible with the adjacent infrastructure;

NOW THEREFORE, the Council of the Town of Arborg, in Council duly assembled, enacts as follows:

1.00 DEFINITIONS

Unless the context otherwise requires, where used in this By-law;

- 1.01 **“Accessory Structure”** means a detached building, structure, or improvement that is subordinate and incidental to the principal use of the property and includes, but is not limited to, detached garages, sheds, gazebos, swimming pools, retaining walls, and similar structures;
- 1.02 **“Applicant”** shall mean the Lot Owner, or such other person authorized in writing by the Lot Owner to make application for a Lot Grade Permit;
- 1.03 **“Building”** means any structure used or intended for the shelter, support, or accommodation of persons, animals, goods, or property, including residential, commercial, industrial, institutional, public, multi-residential, and accessory buildings;
- 1.04 **“Building Lot Grade”** means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of a building and at the location so identified on the Lot Grading Permit;

- 1.05 **“Building Permit”** shall mean a permit issued by the Eastern Interlake Planning District that authorizes the construction, erection, placement or relocation of a building;
- 1.06 **“Council”** shall mean the Council of the Town of Arborg;
- 1.07 **“Downspout”** means nominally vertical pipe that is installed to carry storm water from a roof;
- 1.08 **“Elevation / Grade”** shall mean the vertical distance above or below mean sea level;
- 1.09 **“Engineer”** shall mean the Town Engineer or firm or professional engineers to be appointed by the Town to act on their behalf;
- 1.10 **“Land Drainage Sewer”** means the sewer that carries storm water and surface water, street wash, weeping tile, and other wash waters of drainage but excludes domestic wastewater and industrial waste;
- 1.11 **“Lot”** shall mean a piece, plot of parcel of land identified on the Driveway Permit or Lot Grade Permit;
- 1.12 **“Lot Grade Elevation”** means the elevation of the finished ground surface at any specific reference point or at any point on the slope between two specific reference points on a lot;
- 1.13 **“Lot Grading”** is a general term referring to the combination of lot grade elevations and resultant slopes within a given lot;
- 1.14 **“Lot Grading Permit”** means a written approval issued by the Town authorizing grading and drainage works for developments to which this By-law applies;
- 1.15 **“Lot Owner”** shall mean a person in whose name the Lot is registered in the Winnipeg Land Titles Office;
- 1.16 **“Principal Building”** means the main building located on a lot and intended for the principal permitted use of the property;
- 1.17 **“Qualified Professional”** means a Professional Engineer, Manitoba Land Surveyor, Landscape Architect, or other qualified person acceptable to the Town;
- 1.18 **“Storm Water”** means water from rainfall or snowmelt or a combination of the two, and includes weeping tile water.

2.00 SCOPE

- 2.01 This By-law regulates lot grading and drainage for developments requiring a Lot Grade Permit pursuant to Section 3.00.
- 2.02 The requirements of this By-law, including permit, inspection, certification, fee, deposit and enforcement provisions, apply only to developments requiring a Lot Grade Permit pursuant to Section 3.00.

3.00 APPLICABILITY

- 3.01 This By-law applies to:
- a) the construction of new principal residential buildings;
 - b) the construction of new commercial, industrial, institutional, and multi-family buildings;
 - c) developments where the Town determines that a Lot Grade Permit is necessary to protect the municipal drainage system or adjacent properties.
- 3.02 Unless otherwise directed by the Town, this By-law does not apply to:
- a) detached accessory buildings, including garages, sheds, and similar structures;
 - b) fences;
 - c) patios and walkways;
 - d) decks that do not require significant site grading or alteration of drainage patterns;
 - e) minor additions to existing buildings where no significant changes to site grading or drainage are proposed; and
 - f) landscaping, gardening, or other minor site improvements that do not materially affect drainage patterns.
- 3.03 Notwithstanding Section 3.02, the Town may require a Lot Grade Permit where a proposed development, structure, addition, excavation, fill placement, retaining wall, landscaping feature, drainage alteration, or other site modification may adversely affect drainage on the subject property, adjacent properties, municipal infrastructure, drainage easements, drainage rights-of-way, or the municipal drainage system.

4.00 APPLICATION FOR LOT GRADING PERMIT:

All applications for Lot Grading Permits shall be made at the Town of Arborg Municipal Office prior to the issuance of a Building Permit.

4.01 RESIDENTIAL PROPERTY APPLICATIONS FOR LOT GRADING PERMIT:

At the time of application, the applicant must supply the office with the following:

- a) One (1) copy of a site plan showing the location of the proposed building and any present or proposed driveways, roof drain downspouts, sump pump discharge pipe and any other information the Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate deems to be pertinent to the grading of the lot.
- b) One (1) copy of a plan showing a section of the foundation and first floor of the building to be constructed and any additional section views which may be required for multi-level buildings.

4.02 COMMERCIAL, INDUSTRIAL, MULTI-RESIDENTIAL OR OTHER THAN RESIDENTIAL APPLICATIONS FOR LOT GRADING PERMIT:

At the time of application, the applicant must supply the office with the following:

- a) One copy of a lot grading plan for the site prepared by a Professional Engineer or Architect. This plan where applicable shall show:
 - (i) Building location
 - (ii) Lot grade elevations
 - (iii) Catch basin locations
 - (iv) Land drainage sewer sizes and locations
 - (v) Entrances to buildings
 - (vi) Private approach locations
 - (vii) Roof drain downspouts and sump pump discharge pipes
 - (viii) Paved areas
 - (ix) Any other information the Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate deems pertinent to the grading of the lot.
- b) One (1) copy of a plan showing a section of the foundation and floors of the building(s) to be constructed, and any additional views that may be required.

4.03 Existing Lot Grading Changes: No person shall alter, regrade, fill, excavate, or otherwise modify the grading of any property in a manner that affects drainage patterns without first obtaining a Lot Grading Permit where required by this By-law.

4.04 Timing of Application: The Applicant shall make the application for a Lot Grading Permit at least five (5) working days prior to the requirement of the permit.

4.05 Where a Lot Grade Permit is required pursuant to this By-law, no person shall commence site preparation, excavation, grading, foundation construction, or construction of a principal building until:

- a) a Lot Grade Permit has been issued by the Town; and
- b) all approved lot grade elevations have been established to the satisfaction of the Town.

5.00 LOT GRADING REQUIREMENTS:

5.01 Lot Grading Permit: The lot grade permit shall have the approved lot grade elevations indicated on it, and shall be accompanied by any lot grading plan approved in conjunction with the issuance of the permit.

5.02 Building Lot Grade: The Building Lot Grade shall be as indicated on the Lot Grading Permit.

5.03 Residential Property Lot Grading: Residential property lot grading shall generally conform to the grading standards illustrated in Schedules "B", "C" and "D" attached to and forming part of this By-law:

- a) Type 1 Lot Grading: Residential Split Lot Drainage – rear yard drains to public lane as shown in Schedule "B".
- b) Type 2 Lot Grading: Residential Split Lot Drainage – rear yard drains to swale, as shown in Schedule "C".
- c) Type 3 Lot Grading: Residential Back-to-Front Lot Drainage – rear yard drains to front street, as shown in Schedule "D".

Where there is a conflict between the grading standards illustrated in the Schedules and a Lot Grading Permit approved by the Town, the Lot Grading Permit shall govern.

5.04 Perching of Residential Property: Perching may be permitted on residential lots where required to facilitate proper site drainage and compatible lot grading. All perching shall be designed and constructed in accordance with the standards contained in Schedule "B" of this By-law and shall not adversely affect drainage on adjacent properties or interfere with the established drainage pattern of the area.

- 5.05 Lot Line Grading: Each lot shall be graded in such a manner as to allow storm water to drain along the lot line without ponding or obstruction.
- 5.06 Drainage Easements and Swales: No person shall obstruct, alter, fill, excavate, regrade, landscape, fence, construct upon, or otherwise interfere with any drainage swale, drainage easement, drainage right-of-way, ditch, or approved drainage feature in a manner that adversely affects drainage without prior written approval of the Town.
- 5.07 Maintenance of Drainage Features: The Property Owner shall maintain all drainage swales, drainage easements, and approved drainage features located on their property in a condition that permits the free flow of storm water and prevents obstruction of drainage.
- 5.08 Special Site Condition of Residential Property: The requirements may be varied to resolve particular site conditions on condition that the intent of the by-law is met. Examples of special site conditions include, but are not limited to:
- a) Corner Lots
 - b) Restricted side yard lots
 - c) Infilling of developed areas
 - d) Construction of a garage

Any such variation must be approved by the Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate.

- 5.09 Commercial, Industrial & Multi-Residential Lot Grading: In designated areas of the town, storm water runoff from commercial, industrial and multi-residential properties may be required to be controlled so as to not overwhelm the town's sewer system. This may be determined by the Municipal Engineer.
- 5.10 Roof Downspouts: Building roof downspouts shall not be located nor directed so as to cause storm water to drain directly onto adjacent property not owned by the lot owner.
- 5.11 Sump Pump Discharge Pipe: Sump pump discharge pipes and or hoses for draining surface water shall not be directed so as to cause discharge water or surface water to drain directly onto adjacent property not owned by the property owner.
- 5.12 No person shall by any means take any actions, measures or steps to drain, pump or direct surface or pump discharge water onto adjacent property not owned by the lot owner.
- 5.13 Driveway: A driveway within a lot shall be constructed such that it will not impede the storm water runoff. No driveway shall restrict or obstruct drainage of storm waters.
- 5.14 Structures: No structure shall be constructed that will impede the storm water runoff. No garage shall restrict or obstruct drainage of storm waters in the site or rear yard of that lot, nor of adjacent lots.
- 5.15 Landscaping and Site Improvements: No person shall install a retaining wall, berm, raised garden, fence, swimming pool, accessory structure, landscaping feature, or other site improvement that obstructs or alters an approved drainage pattern or adversely affects drainage on adjacent properties.
- 5.16 Lot Grade Elevations: Lot grade elevations may take into consideration historical flood elevations, municipal flood protection levels, roadway elevations, drainage infrastructure, and any other factors deemed necessary by the Municipal Engineer.

6.00 LOT GRADING CONSTRUCTION:

- 6.01 Marking of Residential Property: The Applicant, upon receiving a Lot Grading Permit, shall mark corners of the lot or property with suitable marker stakes, and shall display the address and lot number at a conspicuous location.
- 6.02 Provision of Building Lot Grade Stake: The applicant shall request a Building Lot Grade Stake from the Municipal Office at least five (5) working days prior to the requirement of the stake.
- The Town or its agent shall:
- a) Mark the Building Lot Grade on a stake located at the street line of the lot or in the location specified by the Municipal Engineer, By-law Enforcement Officer, Operations Manager or their designate;
 - b) Mark the corner lot grade elevations with suitable stakes at each lot corner or the location specified by the Municipal Engineer, By-law Enforcement Officer, Operations Manager or their designate.

The Applicant shall take precautions to ensure that these lot grade stakes are protected until no longer required. If replacement of any lot grade stakes are required, the Applicant shall pay for the cost of such replacement as shown in Schedule "A" attached hereto, as an additional site visit.

- 6.03 Entering Upon Property: Authorized employees of the Town or their authorized delegate may enter upon any property for the purpose of the survey, observation or inspection associated with enforcement of compliance with the Lot Grading Permit and Provisions of this By-law.
- 6.04 Compliance with Lot Grading Permit: The applicant shall ensure that all lot grading of a lot or property is completed in accordance with the requirements of the Lot Grading Permit.
- 6.05 Stop Work Order: The Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate may issue a Stop Work Order where grading work is being carried out in contravention of this By-law or the approved Lot Grading Permit. The Applicant shall immediately cease the work identified in the Stop Work Order until the matter has been corrected to the satisfaction of the Town.
- 6.06 Compliance with Stop Work Order: No person shall continue, permit, or cause any work to proceed in contravention of a Stop Work Order issued pursuant to this By-law until authorization to resume work has been provided by the Town.
- 6.07 Completion of Lot Grading: The Applicant shall ensure that all lot grading required by the Lot Grading Permit is completed within twenty-four (24) months of issuance of the Building Permit unless otherwise approved by the Town.
- 6.08 Extension of Time: The Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate may grant an extension to the time where weather conditions, site conditions, settlement or fill, or other circumstances make compliance impractical.
- 6.09 Survey Verification: The Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate may require verification of lot grade elevations by a Manitoba Land Surveyor, Professional Engineer, or other qualified professional acceptable to the Town where:
- a) drainage concerns exist;
 - b) there is a dispute regarding grading compliance;
 - c) the development is commercial, industrial or multi-residential in nature;
 - d) grading has not been completed in accordance with the approved permit; or
 - e) the Town considers verification necessary to protect adjacent properties or municipal infrastructure.
- 6.10 Rough Grading Prior to Occupancy: Prior to occupancy of any building, the Property owner shall ensure that the site has been rough graded to prevent the ponding of water against foundations and to provide positive drainage away from buildings.

7.00 FEES AND DEPOSITS

- 7.01 The Lot Owner or Applicant shall pay the fees and deposits established in Schedule "A" attached hereto and forming part of this By-law prior to the issuance of a Lot Grading Permit.
- 7.02 The Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate may require additional inspections, surveys, testing, or professional certifications where site conditions, drainage concerns, or the complexity of the development warrant additional review.

8.00 FINAL INSPECTION AND DEPOSIT REFUND

- 8.01 Upon receipt of a written request from the Lot Owner or Applicant, the Town shall inspect the property to determine compliance with the approved Lot Grading Permit and authorize release of any applicable deposit.
- 8.02 The Municipal Engineer, Operations Manager, By-law Enforcement Officer or their designate may require the Applicant to provide an As-Built Grading Certificate prepared by a Qualified Professional acceptable to the Town, certifying that the lot grading has been completed in accordance with the approved Lot Grading Permit and any approved grading plans.
- 8.03 An as-built grading certificate may be required for:
- a) Commercial developments;
 - b) Industrial developments;
 - c) Multi-residential developments;
 - d) Developments involving engineered drainage systems;

- e) Developments where the Municipal Engineer determines certification is necessary due to site conditions or drainage concerns.

8.04 The Lot Grade Deposit shall not be refunded until:

- a) The Town has confirmed compliance with the approved Lot Grading Permit; and
- b) Any required as-built grading certificate has been received and accepted by the Town.

8.05 The Town may deduct from the Lot Grade Deposit any costs incurred by the Town as a result of non-compliance with this By-law, including additional inspections, surveys, professional reviews, engineering costs, and remedial work.

8.06 Where the lot grading has not been completed within the time period established by this By-law, the Town may retain all or a portion of the Lot Grade Deposit until the work is completed to the satisfaction of the Town.

8.07 Occupancy of a building shall not relieve the Applicant or Property Owner of the obligation to complete all lot grading requirements in accordance with the approved Lot Grading Permit. The Town may retain all or a portion of the Lot Grade Deposit until the lot grading has been completed and approved by the Town.

9.00 RESPONSIBILITY OF PROPERTY OWNERS

9.01 Maintenance of Lot Grading: The property owner shall be responsible to ensure the maintenance of all lot grades which were established and approved by the Town prior to passage of this By-law or established by a Lot Grading Permit.

9.02 Control of Storm Water: The owner shall be responsible to ensure that any storm water originating on his or her property is not directed nor permitted to flow onto adjacent property in a manner that would adversely affect or be detrimental to that property.

9.03 Maintenance of Roof Downspouts and Sump Pump Discharge Pipes: The owner shall be responsible to ensure that roof downspouts, sump pump discharge pipes or their approved equivalent are maintained so as to meet the requirements set forth in Sections 5.10 and 5.11.

10.00 ENFORCEMENT AND CORRECTIVE ACTION

10.01 Non-compliance with Lot Grading Permit: Where the lot grading has not been completed in accordance with the lot grading permit, the Town may give written notice by certified mail to the Applicant, directing that the lot grading be completed and/or corrected. Where required by the Town, the Applicant shall submit, as part of the corrective measures, a new lot grading plan prepared by a Qualified Professional acceptable to the Town.

10.02 Failure to Comply with Lot Grading Permit: Where an Applicant who has been given a notice, order or direction pursuant to Section 10.01 neglects or refuses to comply with such order or direction within the time specified, the Town may cause the work to be completed using the deposit held by the Town. Where the cost of the work exceeds the value of the deposit held, the Town may charge the cost of such excess against the Applicant, and in default of payment shall charge the cost against the land as taxes due and owing to recover the cost.

10.03 Failure of Owner to Maintain Lot Grading: Where the lot grading has not been properly maintained and drainage is not achieved in accordance with the previously established and approved building lot grade and lot grade elevations or with the lot grading permit, the Town may give a written notice by certified mail to the owner, directing that the lot grading be corrected. Where required by the Town, the owner shall submit, as part of the remedial measure, a new lot grading plan prepared by a Qualified Professional acceptable to the Town.

10.04 Failure of Owner to Correct Lot Grading: Where an owner who has been given notice, order or direction pursuant to Section 10.03 neglects or refuses to comply with such order or direction within the time specified, the Town may cause the work to be carried out by the Town and charge the cost against the owner. In default of payment the Town may charge the cost against the land concerned as taxes to recover the cost.

10.05 Failure to Comply with Stop Work Order: No person shall continue, permit, or cause any work to proceed in contravention of a Stop Work Order issued pursuant to this By-law.

11.00 OFFENCES AND PENALTIES

11.01 Offence: Any person who contravenes any provision of this By-law, any condition of a Lot Grading Permit, any order issued pursuant to this By-law, or a Stop Work Order issued pursuant to this By-law is guilty of an offence.

11.02 Continuing Offence: Where a contravention of this By-law continues for more than one day, each day that the contravention continues constitutes a separate offence.

11.03 Additional Remedies: The penalties provided in this By-law are in addition to, and not in substitution for, any other remedy available to the Town under this By-law, The Municipal Act, or any other applicable legislation.

12.00 APPEALS

12.01 Right of Appeal: Any Applicant or Property Owner who is affected by an order issued under Sections 10.01 or 10.03 of this By-law may appeal the order to Council by submitting a written appeal to the Chief Administrative Officer within fourteen (14) days of receiving notice of the order.

12.02 Form of Appeal: The appeal shall state the grounds for the appeal and provide any supporting information the Applicant or Property Owner wishes Council to consider.

12.03 Consideration of Appeal: Council may consider the appeal at a regular or special meeting and may:
a) confirm the decision;
b) vary the decision;
c) rescind the decision; or
d) make any other decision Council considers appropriate and consistent with the intent of this By-law.

12.04 Final Decision: The decision of Council shall be final.

13.00 SCHEDULES

13.01 The following schedules are attached to and form part of this By-law:
Schedule "A" – Fees and Deposits
Schedule "B" – Residential Split Lot Drainage – Rear Yard Drains to Public Lane
Schedule "C" – Residential Split Lot Drainage – Rear Yard Drains to Drainage Swale
Schedule "D" – Residential Back-to-Front Lot Drainage – Rear Yard Drains to Front Street

14.00 MISCELLANEOUS

14.01 The Town of Arborg assumes no responsibility or liability whatsoever for any flooding or any damage which may occur to any building, accessory building, or any property which may be caused by flooding, regardless whether or not the Lot Owner has complied with the terms of this By-law or not.

15.00 EFFECTIVE DATE

15.01 This By-law shall come into force and take effect upon third reading and passage.

DONE AND PASSED by the Council of the Town of Arborg duly assembled at Arborg, Manitoba this 24th day of June, 2026.



Peter Dueck
Mayor



Cindy Stansell
Chief Administrative Officer

Read a first time this	10 th	day of	September	A.D. 2025
Read a second time this	<u>24th</u>	day of	<u>June</u>	A.D. 2026
Read a third time this	<u>24th</u>	day of	<u>June</u>	A.D. 2026

Schedule "A"
Town of Arborg
By-Law No. 2-2025
LOT GRADING FEES AND DEPOSITS

The following fees and deposits shall apply to all applications made pursuant to By-law 2-2025, as amended.

Description	Permit Fee (Non-Refundable)	Deposit (Refundable)
Single Family Residential	\$75.00	\$500.00
Duplex Residential	\$100.00	\$500.00
Multi-Residential Development	\$250.00	\$1,000.00
Commercial Development	\$250.00	\$1,000.00
Industrial Development	\$250.00	\$1,000.00
Institutional Development	\$250.00	\$1,000.00

Additional Fees	
Description	Fee
Replacement Building Lot Grade Stake	Actual Cost
Additional Site Inspection Required Due to Non-Compliance	\$100.00 per inspection
Additional Professional Review Required Due to Non-Compliance	Actual Cost
Survey Verification Required Under Section 6.09	Actual Cost
Review of As-Built Grading Certificate	Actual Cost

Notes:

1. Permit Fees are non-refundable and are payable prior to issuance of a Lot Grading Permit.
2. Deposits are refundable upon satisfactory completion of lot grading requirements in accordance with By-law No. 2-2025.
3. The Town may deduct from the Lot Grade Deposit any costs incurred by the Town as authorized by Section 8.05 of the By-law.
4. Where the Town incurs costs in excess of the Lot Grade Deposit, the Town may recover such costs in accordance with Sections 10.02 and 10.04 of the By-law.
5. All fees and deposits are subject to applicable taxes where required by law.

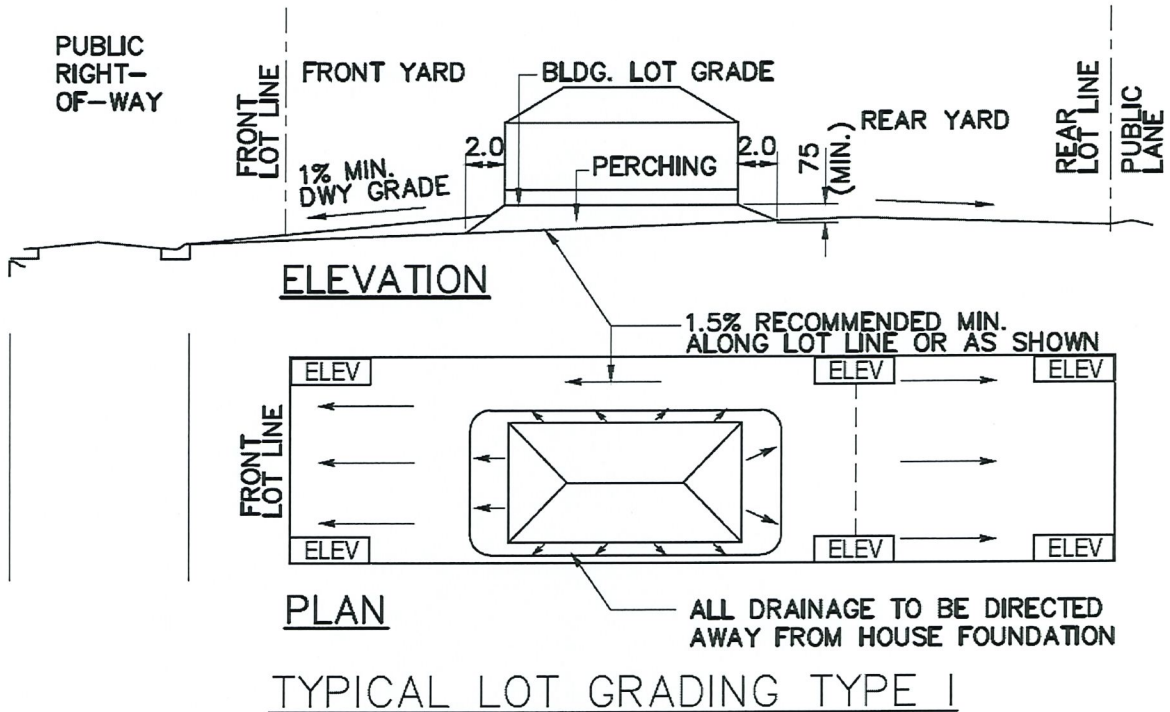
APPLICABILITY GUIDE

Development Type	Lot Grade Permit Required
<u>New Single-Family Dwelling</u>	<u>Yes</u>
<u>New Two-Family Dwelling</u>	<u>Yes</u>
<u>New Multi-Family Development</u>	<u>Yes</u>
<u>New Commercial Building</u>	<u>Yes</u>
<u>New Industrial Building</u>	<u>Yes</u>
<u>New Institutional Building</u>	<u>Yes</u>
<u>Significant Site Grading or Fill Placement</u>	<u>At the discretion of the Town</u>
<u>Detached Garage</u>	<u>No*</u>
<u>Shed</u>	<u>No*</u>
<u>Deck</u>	<u>No*</u>
<u>Patio / Walkway</u>	<u>No*</u>
<u>Minor Building Addition</u>	<u>No*</u>

*The Town may require a Lot Grade Permit where proposed work may materially affect drainage patterns, adjacent properties, municipal infrastructure, or the municipal drainage system.

Note: For greater certainty, detached garages, sheds, decks, patios, walkways, and minor additions are exempt from the permit fee and deposit requirements unless a Lot Grade Permit is required by the Town pursuant to Section 3.03 of this By-law

Schedule "B"
Town of Arborg
By-Law No. 2-2025
Residential Split Lot Drainage – Rear Yard Drains to Public Lane



NOTES:

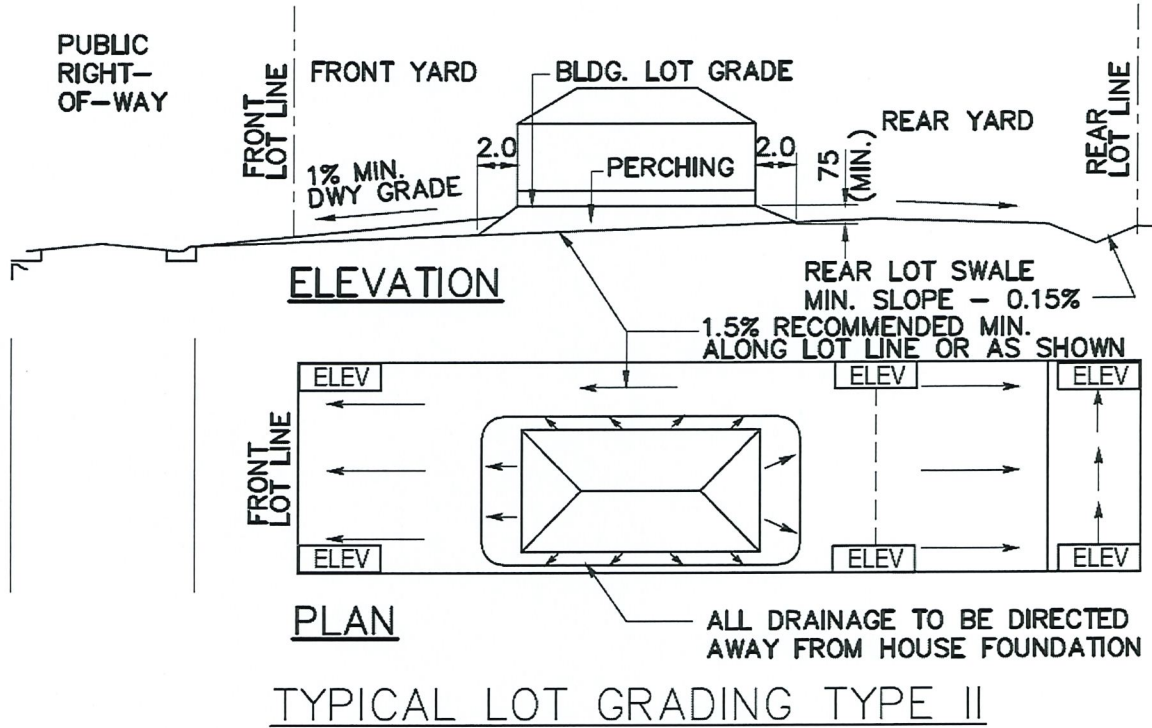
1. BUILDING TO BE SURROUNDED WITH "PERCHING".
2. BUILDING LOT GRADE TO BE FINISHED LANDSCAPE ADJACENT TO BUILDING.
3. PERCHING TO EXTEND BEYOND BUILDING AS FOLLOWS:
 A) FRONT & REAR – 2.0 METRE (MIN.)
 B) SIDE – 1.0 METRE (MIN.)
4. SIDE YARD SLOPE ALONG LOT LINE – 1.5% RECOMMENDED (MIN.)



1600 BUFFALO PLACE
 WINNIPEG, MANITOBA
 CANADA R3T 6B8
 PHONE: 204-477-6650 FAX : 204-474-2864
 WWW.WSP.COM

PROJECT: TOWN OF ARBORG LOT GRADING CRITERIA		SUPPLEMENTAL: ADDENDUM: ADD_# <input type="checkbox"/> DIRECTIVE: DIR_# <input type="checkbox"/> CHANGE ORDER: CHG_# <input type="checkbox"/>
TITLE: RESIDENTIAL SPLIT LOT DRAINAGE REAR YARD DRAINS TO PUBLIC LANE		REVISION: REV_#
DRAWN BY: P.W.	SCALE: N.T.S.	DATE: 2026/06/09
CHECKED BY: M.P.M.	PROJECT NO.: 181-05375-00 (ARBORG)	SUPPLEMENTAL NO.: FIGURE 1

Schedule "C"
Town of Arborg
By-Law No. 2-2025
Residential Split Lot Drainage – Rear Yard Drains to Drainage Swale



NOTES:

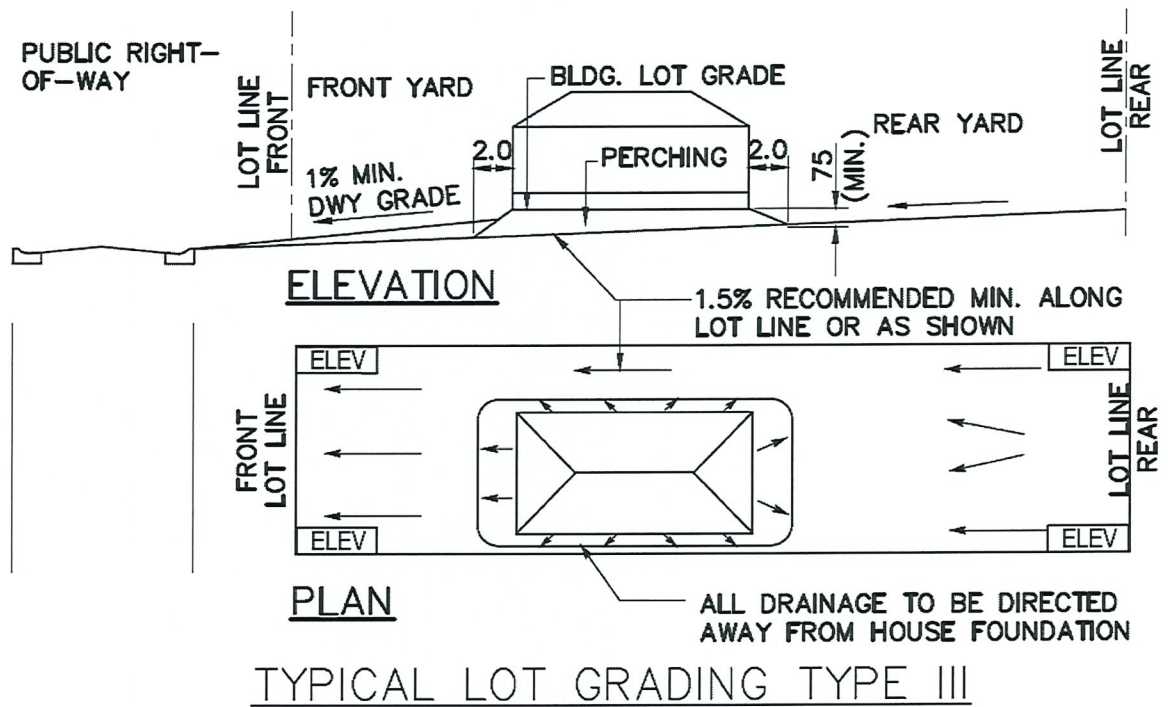
1. BUILDING TO BE SURROUNDED WITH "PERCHING".
2. BUILDING LOT GRADE TO BE FINISHED LANDSCAPE ADJACENT TO BUILDING.
3. PERCHING TO EXTEND BEYOND BUILDING AS FOLLOWS:
 - A) FRONT & REAR – 2.0 METRE (MIN.)
 - B) SIDE – 1.0 METRE (MIN.)
4. SIDE YARD SLOPE ALONG LOT LINE – 1.5% RECOMMENDED (MIN.)



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 WWW.WSP.COM

PROJECT: TOWN OF ARBORG LOT GRADING CRITERIA		SUPPLEMENTAL:
TITLE: RESIDENTIAL SPLIT LOT DRAINAGE REAR YARD DRAINAGE TO DRAINAGE SWALE		ADDENDUM: ADD_# <input checked="" type="checkbox"/> DIRECTIVE: DIR_# <input checked="" type="checkbox"/> CHANGE ORDER: CHG_# <input checked="" type="checkbox"/>
DRAWN BY: P.W.	SCALE: N.T.S.	REVISION: REV_#
CHECKED BY: M.P.M.	PROJECT NO.: 181-05375-00 (ARBORG)	DATE: 2026/06/09
		SUPPLEMENTAL NO.: FIGURE 2

Schedule "D"
Town of Arborg
By-Law No. 2-2025
Residential Back-to-Front Lot Drainage – Rear Yard Drains to Front Street



NOTES:

1. BUILDING TO BE SURROUNDED WITH "PERCHING".
2. BUILDING LOT GRADE TO BE FINISHED LANDSCAPE ADJACENT TO BUILDING.
3. PERCHING TO EXTEND BEYOND BUILDING AS FOLLOWS:
 - A) FRONT & REAR – 2.0 METRE (MIN.)
 - B) SIDE – 1.0 METRE (MIN.)
4. SIDE YARD SLOPE ALONG LOT LINE – 1.5% RECOMMENDED (MIN.)

 1600 BUFFALO PLACE WINNIPEG, MANITOBA CANADA R3T 6B8 PHONE: 204-477-6650 FAX : 204-474-2864 WWW.WSP.COM	PROJECT:	TOWN OF ARBORG LOT GRADING CRITERIA	SUPPLEMENTAL:			
	TITLE:	RESIDENTIAL BACK TO FRONT LOT DRAINAGE REAR YARD DRAINS TO FRONT STREET	ADDENDUM:	ADD_#	<input checked="" type="checkbox"/>	
	DRAWN BY:	P.W.	SCALE:	N.T.S.	DIRECTIVE:	DIR_#
	CHECKED BY:	M.P.M.	PROJECT NO.:	181-05375-00 (ARBORG)	CHANGE ORDER:	CHG_#
			REVISION:	REV_#		
			DATE:	2026/06/09		
			SUPPLEMENTAL NO.:	FIGURE 3		